



QUEENS MEADOW, CAMBRIDGE, CB1 3JN

- Cambridge City Centre – approx. 2 miles
- Cambridge Railway Station – approx. 1.5 miles
- A14 – approx. 2 miles
- Addenbrookes Hospital – approx. 2 miles

Open-plan sitting room & dining room • Kitchen • Three bedrooms • Ground floor shower room • Off-street parking for 1-2 cars • Large, secluded gardens • EPC rating E

DESCRIPTION

16 Queens Meadow is a characterful semi-detached in arguably the best position on the cul-de-sac.

On the ground floor is a through reception room with sitting and dining areas, a fully-fitted kitchen, a rear lobby with a door to the garden and a ground floor wet room.

On the first floor are three bedrooms, two with pretty original cast-iron fireplaces.

OUTSIDE

The property occupies an exceptionally large corner plot providing a wonderful, established and secluded outside space for gardening, al-fresco dining etc which is fully enclosed and safe for pets and children. There is a pedestrian gate through to the garden from the driveway with provides off-street parking for 1-2 cars.

A WELL-PRESENTED AND CHARACTERFUL THREE BEDROOM SEMI-DETACHED HOME OCCUPYING A LARGE CORNER PLOT LOCATED IN PLEASANT CUL-DE-SAC IN THE POPULAR CHERRY HINTON AREA OF THE CITY.



LOCATION

Queens Meadow is a pleasant cul-de-sac, with its own central green, situated just off Coldham's Lane. The location is excellent in terms of proximity to local amenities with good access to schooling for all ages and commuter links. There are also varied shopping facilities on the nearby Cherry Hinton with a wide range of shops and services including doctors and dentist, post office and bank and a library. Access is also convenient to Addenbrookes Hospital, the cycle path to the Cambridge Railway Station, the A14 and Science Parks and a regular bus service to the City Centre. Both the established Tesco and Sainsbury superstores are a short distance away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

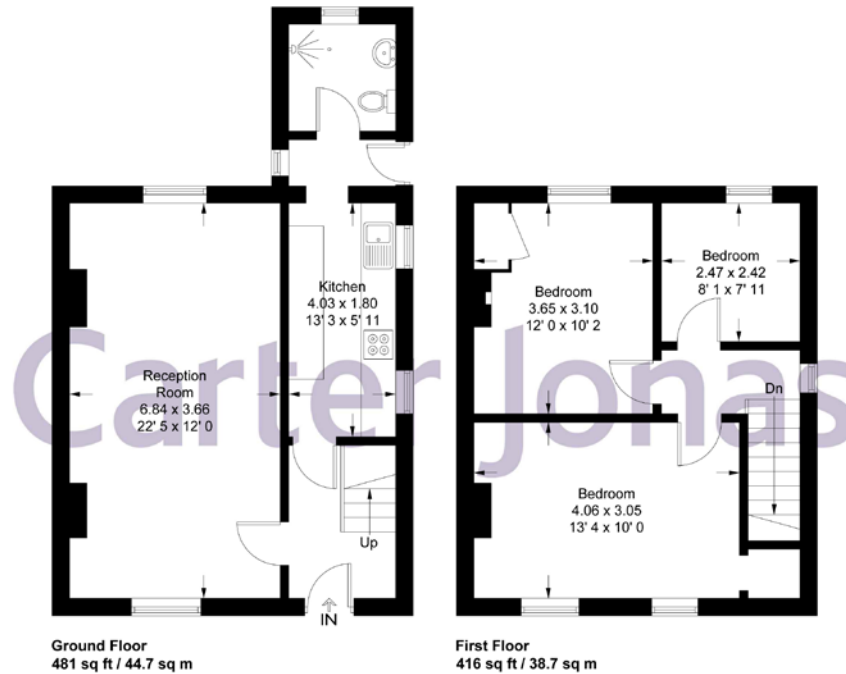
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Queens Meadows

Approximate Gross Internal Area = 897 sq ft / 83.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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